



GIBBINS RICHARDS   
Making home moves happen

51 Barrington Way, Wellington TA21 9BA  
£425,000

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Built by the ever popular Redrow Homes, this is an exceptional example of a four bedroom detached residence, which occupies a favourable plot within this sought after development, overlooking green areas and fields beyond. The Cambridge design offers spacious internal accommodation throughout which has been lovingly maintained and improved by the current owners. Outside there is a wonderful, private rear garden, with a driveway and garage to one side. The property enjoys use of owned solar panels, which provide excellent yearly savings on energy costs.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: E

Barrington Way is a well-regarded small modern development located on the edge of Rockwell Green, a short distance west of Wellington's town centre. Rockwell Green offers good amenities such as post office, primary school, general store and restaurant. Wellington town centre itself is only a mile away and has more comprehensive facilities, such as supermarkets, weekly markets, cafes and wide range of educational facilities of high repute. The area is surrounded by stunning countryside, including the nearby Blackdown Hills. Travel links to the M5 motorway can be found at junction 26 (Wellington) and 27 (Tiverton Parkway).

HUGELY POPULAR DEVELOPER, REDROW HOMES  
FAVOURABLE, EDGE OF DEVELOPMENT PLOT  
OVERLOOKING GREEN AREAS & FIELDS BEYOND  
SPACIOUS FOUR BEDROOM DETACHED RESIDENCE  
'MOVE-IN READY' COSMETIC CONDITION  
EXTENDED GROUND FLOOR LIVING SPACE  
DRIVEWAY & GARAGE  
ATTRACTIVE, PRIVATE REAR GARDEN  
OWNED SOLAR PANELS, EXCELLENT SAVINGS GENERATED







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Entrance Hall

Living Room 16' 9" x 11' 9" (5.10m x 3.58m)

Kitchen / Diner 17' 2" x 13' 3" (5.23m x 4.04m)

Study / Play Room 13' 3" x 7' 8" (4.04m x 2.34m)

Utility Room

Conservatory 13' 7" x 10' 2" (4.14m x 3.10m) With underfloor heating, ensuring use throughout the entire year

Bedroom One 12' 10" x 11' 8" (3.91m x 3.55m) With abundant storage / wardrobe space

En-suite

Bedroom Two 12' 5" x 9' 2" (3.78m x 2.79m) With built in wardrobe

Bedroom Three 11' 2" x 7' 3" (3.40m x 2.21m) With built in wardrobe

Bedroom Four 9' 0" x 7' 5" (2.74m x 2.26m)

Family Bathroom

Outside: The home enjoys a spacious driveway to the left side, suitable for multiple vehicles, with a garage beyond. To the rear is an attractive enclosed garden, laid to a combination of patio and lawn, offering excellent privacy and sunlight throughout the day. Directly in front of the home is a communal green space with rolling fields beyond, ensuring an excellent outlook throughout the year.



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311  
Email: [wg@gibbinsrichards.co.uk](mailto:wg@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)